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LEASE CONTRACT 08/01/2025

THIS LEASE AGREEMENT, Made this _16th_____ day of **October , 2026.**Between **Shan-Jen C Huang** , and **Clinton Jr A Smith**, WITNESSETH, That the said Landlord hereby leases to the said Tenant the following described premises: **2926 E Madison St. Baltimore, MD 21205** for the term of **one year** beginning on the **19th** Day of October **2026** , and ending on the **10/18/2027** , and for the total rental of **NIGHTEEN THOUSAND AND TWO HUNDRED** Dollars **($ 19200**), payable in equal monthly installments of **$1600** , the first installment payable on the execution of this lease, and remaining installments payable in advance without demand or deduction on the 19th day of each month ensuing, **.** IT IS COVENANTED AND AGREED BETWEEN LANDLORD AND TENANT AS FOLLOWS: Zelle to shan-jenhuang2016@gmail.com

19th

1. Representations in Application. Landlord tenders this Lease to Tenant and Tenant accepts the same on the basis of the representations contained in the Lease
Application submitted to Landlord by Tenant and made a part of this Lease, for the purpose of inducing Landlord to execute this Lease with Tenant; and in the event that any of the representations contained in the Lease Application shall be found by Landlord to be untrue, misleading or incorrect, Landlord shall have the right to forthwith cancel this Lease and to repossess the leased property at his option, reserving all rights and remedies against Tenant as if a default hereunder had occurred.
2. Good Condition of Premises. Tenant hereby acknowledges the good condition of the herein leased premises and his acceptance of this lease is conclusive evidence that said premises are in good and satisfactory order and repair. Tenant agrees that no representation as to the condition of the premises has been made nor has any promise been made to decorate, alter, repair or improve the leased premises unless otherwise specified in writing. Tenant further acknowledges that within fifteen (15) days from the date taking possession of the leased premises, he may provide the Landlord a written list of any damages and/or defective appliances, fixtures and plumbing belonging thereto existed prior to the occupancy. Damages and/or defective appliances, fixtures and plumbing reported by the Tenant after the said time will be responsibility of the Tenant.
3. Security Deposit. Landlord hereby acknowledges receipt of**$__1600____** as a security deposit given by Tenant to Landlord to protect Landlord against
damage to the leased premises. Tenant hereby acknowledges having received from Landlord a receipt for the security deposit so given. The security deposit may be withheld for damages due to breach of this lease, or for any damage to the leased premises caused by the Tenant, his family, agents, employees, or social guests, in excess of ordinary wear and tear. In no case shall Tenant apply or deduct the security deposit from rent. Within forty-five (45) days after the end of the tenancy created herein, Landlord shall return the security deposit to Tenant by first class mail to the last known address of Tenant, less any costs for damages.
4. Payment of Rent. The Tenant agrees to pay the aforesaid installment of rent punctually, in advance, as it shall become due and payable on the 19th day of the month. In the event Tenant fails to make timely payment of rent within five (5) calendar days of the date when such payment is due, Tenant shall be liable for and shall pay to the Landlord a late fee of $ _5%_____; provided, however, that nothing contained herein shall preclude Landlord from instituting and prosecuting a legal action against Tenant for nonpayment of rent, for possession of the leased premises and/or for damages. In the event, the check for the rent is returned for insufficient funds, the Tenant is liable further for a charge of twenty-five dollars ($25.00), and the payments thereafter may be at the option of the Landlord, made in cash or money order or cashier's check. Furthermore, if the check was paid during or before the grace period of five (5) days and the check was returned for aforesaid mentioned reasons after the grace period, Tenant shall also be liable for the late fee stated above. It is further agree that if any one or more of the rents and/or other charges shall be for more than ten (10) days in arrears, the said tenancy shall be at once, and without notices of any kind, determined, and the Landlord becomes and be entitled to immediate possession of the leased premises if the Landlord so elect; and Landlord shall thereupon immediately have the full right of re-entry upon the leased premises and that without formal notice of demand, and without liability of any kind.
5. Use, Occupancy and Sublease. Tenant will not use or allow said leased premises or any part thereof to be used for any disorderly or unlawful purposes, nor will
the Tenant do anything on or about the leased premises that works or causes injury, damage, hurt, inconvenience, annoyance or discomfort his neighbors. The leased premises shall be occupied by the person or persons listed in the Application, and that no other persons shall be permitted to occupy the same without written consent of the Landlord, provided that this limitation shall not apply to children born of Tenant after possession of leased premises. Nothing herein contained shall be construed, however, as restricting occasional visits of houseguests. However, houseguests shall not be permitted to dwell in the leased premises for a period in excess of one month during any consecutive twelve-month period without the prior written consent of Landlord. No sublease of any type, form or shape is permitted.
6. Damage to Premises. **This rental property is renewable and the landlord provide the refrigerator, washer,dryer, stove, dishwasher**. Tenant will keep the leased premises in good order and condition and surrender same at the expiration of the term herein in the same order in which they are received, usual wear and tear excepted. Tenant will bear the reasonable cost and expense of any repairs to the said leased premises or any part thereof made necessary by his own act or negligence or the act or negligence of any other person or persons using the premises with his permission during the turn of this lease or any renewal or extension thereof. Tenant will give Landlord prompt notice of any of the aforesaid damages. Tenant will be responsible for maintenance and making suitable repairs, or cause them to be made, up **to TWENTY dollars ($20.00**) per repair to any appliances, plumbing and other fixtures belonging thereto, except furnace, air-conditioning unit and hot water heater. The Tenant will bear entire cost of repair to aforesaid items the damages of which were caused by the negligence or abuse of the Tenant or any person or persons using the premises with Tenant's permission as stated above.
7. Alterations, Additions, and Painting. Tenant will not make any alterations or additions to the leased premises, its structure, or to the

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equipment or fixtures of the The leased premises shall be occupied by the person or persons listed in the Application, and that no other persons shall be permitted to occupy the same
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leased premises for a period in excess of one month during any consecutive twelve-month period without the prior written consent of the Landlord. No
sublease of any type, form or shape is permitted.leased premises. Nor shall Tenant erect or cause to be erected any structure in, about or upon the leased premises, without the prior written permission of Landlord. Tenant shall not, without the prior written permission of Landlord, affix the walls or other structures of the leased premises any wallpaper, paint, contact paper or any wall covering of any kind. Tenant shall pay the cost of repainting and repairing such walls or other structures to which he has affixed any wall covering. No awning, radio/TV serial, or other installations shall be attached to the walls or roof of the leased premises without the prior written permission of Landlord who shall have the right to require a deposit in advance from Tenant to cover any damage which may result from such installation and removal thereof.

8. Lock and Keys. Tenant may not install any lock on any door without prior consent of Landlord. Tenant must promptly supply Landlord with a key to any
lock installed by Tenant after receiving such consent. Tenant will be charged for failing to return all keys when he vacates the leased premises. Upon vacating the premises, $20 will be charged for each unreturned key.

9. Fire Hazards. Tenant will not permit any act or thing deemed extra-hazardous by Landlord on account of fire, or that will increase a rate of insurance on said premises. In case the premises shall be damaged by fire, rain, wind, or other causes beyond the control of Landlord, unless the same shall occur for any reason for which the Tenant is responsible, the premises shall be repaired within a reasonable time at the expense of the Landlord, and in case the damage be so extensive as to render the premises untenable, the rent shall cease until such time as the premises shall be put in habitable condition; in case of total destruction of the premises by fire or otherwise, the rent shall be paid up the time of such destruction, and from thenceforth this Lease shall cease and come to an end. In no event shall Landlord have or be responsible for any loss or damage to Tenant's personal property, caused by fire, theft, water or smoke, kind or other causes beyond Landlord's control.

10. Pets. Tenant expressly agrees not to keep or maintain in the leased premises any dog, cat, bird or other pet or animal, except with the written consent of
Landlord, which consent, if given, may be revoked by Landlord at any time, and without cause.

11. Gas, Electricity and Other Utilities**. Tenant shall pay the gas,water and electricity and other utilities bills for the leased premises** when and as the same severally become due, make all deposits with public utility companies, except in those instances where utilities are furnished by Landlord. Tenant shall not install or cause to be installed any additional gas or electric apparatus without written consent of Landlord.

12. Landlord's Access to Leased Premises. Landlord covenants to exercise his rights to access to the leased premises after giving reasonable notice to Tenant in order to make necessary repairs, decorations, alterations or improvements or to supply services only by mutual agreement and during the time period mutually agreed, except in an emergency. Landlord further covenants that he will exhibit the leased premises to prospective buyers, mortgagers or Tenant with reasonable notice first given to Tenant. Nothing contained herein shall prevent Landlord from entering the leased premises in an emergency situation, or after a 24-hour notice, when the Landlord has cause to believe that Tenant has damaged the premises or may be in violation of any ordinance, statute or regulations of the County and/or the State of Maryland, or any of the lease provision. The determination as to what constitutes an emergency shall be within the sole and exclusive discretion of Landlord. When Tenant indicates, either by written or verbal notice, that he intends to vacate at the expiration of the Lease, Landlord shall have rights during the thirty(30) days before the date to vacate to show the leased premises to other prospective Tenants after the Landlord has given Tenant a reasonable oral notice.

13. Abandonment of Leased premises. If the premises shall be abandoned or become vacant during the lease term, without Tenant having paid in full the rent for the entire term, or if Landlord shall recover possession subsequent or pursuant to Landlord and Tenant proceedings, then in the happening of either or said events, Landlord shall have the right, at his option, to take possession of the leased premises and let the same as agent of Tenant and apply the proceeds received from such letting toward payment of rent of Tenant under this lease, and such re-entry and re-letting shall not discharge Tenant from liability for rent to the date of such retaking and for any loss or rent sustained by Landlord in respect to the balance of the term; and any such loss of rent for the balance of the term shall be payable monthly by Tenant in advance in the same manner that rent hereunder is to be paid, and Landlord shall have the right to recover any such loss of rent monthly for which the leased premises is not relet. Tenant shall further be liable for the reasonable cost of cleaning and redecoration of the premises.

14. Bankruptcy of Tenant. In the event Tenant is adjudicated a bankrupt or makes an assignment for the benefit of his creditors, this agreement shall at the option of Landlord, cease and determine and the leased premises shall be surrendered to Landlord, who hereby reserves the right, in either of said events, to forthwith re-enter and take possession of the leased premises, or to recover possession in such manner as may be available in proceedings between Landlord and Tenant. In the event of such termination, Landlord reserves the right to recover in full rent accrued prior to the termination of this Lease, and further reserves the right to claim damages for breach of the provisions of this Lease.

15. Quiet Enjoyment. Landlord covenants and agrees with Tenant that upon Tenant's faithful and full performance of this Lease, Tenant shall and may
peacefully and quietly have, hold and enjoy the premises herein for the terms and period aforesaid, subject to terms and conditions of the Lease, and provided that no eviction of Tenant by reason of paramount title, the foreclosure of any mortgage now or hereafter on the leased premises, or by reason of any termination of any ground or underlying lease, to which this Lease is subject and subordinate, whether such termination is by operation of law, by agreement or otherwise, shall be construed as a breach of this covenant, nor shall any

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action by reason thereof be brought against Landlord.
16. Holding Over Without Landlord's Consent. If Tenant shall unlawfully hold over beyond the termination of this Lease, Tenant shall be liable in damages to Landlord. The measure of damages shall be Landlord's actual damages, but not exceeding double the monthly rent under this Lease.
17. Cancellation by Tenant. After the initial term of this Lease, Tenant may terminate this Lease upon a minimum of thirty (30) days written notice to the Landlord before expiration of the initial term of this Lease; otherwise, Tenant shall be deemed to be holding over. Tenant shall, in addition to giving the notice called for above: First, pay rent for thirty (30) days or through the termination date of said notice, whichever is greater, in advance. If a full thirty (30) days written notice is not given, Tenant shall pay rent for the thirty (30) days following receipt of his notice to terminate this Lease; Second, surrender possession of the premises in good repair, reasonable wear and tear excepted, and in good clean condition with all trash, furniture, etc. removed from the premises, the range/oven clean, the refrigerator, if furnished, defrosted, and clean, and the window shades, bathroom and kitchen fixtures, cabinets and closets, and floor clean, or before the end of the period covered by the 30-day notice; Third, pay all damages for defaults and breach of any covenants that are to be kept and performed by Tenant in this Lease. During the initial term of this Lease, Tenant may terminate this Lease upon thirty (30) days written notice to Landlord, giving a minimum of thirty (30) days before vacating. In this case, Tenant shall, First, pay the cost of cleaning and repainting the premises; Second, pay any and all charges made by Landlord for damage to the leased premises, ordinary wear and tear excepted; an
18. d Third, shall be and remain liable to Landlord for rent for the remaining period of the initial term of the Lease for which the leased premises is vacant and unrented, it being understood and agreed that Landlord will use his best efforts to let the premises to other persons for such remaining period.
19. Military Clause. This clause applies only to military personnel on active duty. This provision exempts Tenant in aforesaid status from liability for rent for the remaining period of the Lease, provided a copy of the Permanent Change Station (PCS) order is attached to the 30-day notice. All other provisions contained herein shall still apply.
20. Cancellation by Landlord. If Landlord shall at any time, in its sole discretion, deem the tenancy of Tenant to be undesirable by reason of objectionable or improper conduct on the part of Tenant, his family, servants, guests or visitors, or of any of them, causing annoyance or disturbance to the neighbors, then Landlord shall have the right to terminate this Lease by giving Tenant personally or by leaving at the lease premises, a thirty (30) days written notice to quit and vacate the premises, and this Lease shall terminate upon the expiration of said thirty (30) days. In the event Landlord terminates this Lease as aforesaid, Tenant, shall at Landlord's option, pay Landlord the cost of cleaning and repainting the leased premises. In all cases of terminations hereunder by Landlord, Tenant shall pay to Landlord the costs incurred by Landlord in repairing the leased premises, ordinary wear and tear excepted; and pay rent, in advance, for said thirty (30) days.
21. Waiving of Breach Not a General Waiver. No waiver of any breach of the covenants, provisions or conditions contained in this Lease shall be construed as a waiver itself or of any subsequent breach thereof; and if any breach shall occur and afterwards be compromised, settled or adjusted, this Lease shall continue in full force and effect as if no breach had occurred. 22. Severability. In the event any court of competent jurisdiction shall declare any portion of this Lease to be invalid, the remainder of the Lease shall not be invalidated thereby, but shall remain in full force and effect.
IN WITNESS WHEREOF, the parties have caused these presents to be signed in person thereunto duly authorized and their respective seals to be affixed.

TENANT: Owner:

Clinton Jr A Smith Shan-Jen Chen Huang

AuthentiSIGN Clinton Jr A Smith 10/17/26 (SEAL) AuthentiSIGN Shan-Jen Huang 10/16/26 (SEAL)

Other tenants: Teairsa Blue, Niko Smith, Amir Wilson, Rashid Wilson, Rashida Wilson